

RESOLUTION NO. 2009-404

Adopted by the Sacramento City Council

June 16, 2009

ADOPTING FINDINGS OF FACT AND APPROVING THE VARIANCE AND THE PLAN REVIEW MAJOR MODIFICATION OF SIGNAGE FOR THE MUELLER PET HOSPITAL PROJECT APN: 052-0290-004 (P09-004)

BACKGROUND

- A. On March 12, 2009, the City Planning Commission conducted a public hearing on and approved with conditions the Mueller Pet Hospital Signage Project.
- B. On March 23, 2009, the project applicant filed a timely appeal of the Planning Commission's action to the City Council.
- C. On June 16, 2009, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010 (C)(2)(a), (b), and (c) (publication, posting, and mail 500'), and received and considered evidence concerning the Mueller Pet Hospital Signage Project Appeal.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Based on the verbal and documentary evidence received at the hearing on the Mueller Pet Hospital Signage Project Appeal, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below:
- Section 2. The City Council approves the Project entitlements based on the following findings of fact:
 - A. Environmental Determination: The Categorical Exemption for the Project has been adopted by Resolution No. 2009-403.
 - B. Variance: The Variance to increase the number of attached and detached signs is approved based on the following findings of fact:
 - 1. Granting the variances does not constitute a use variance in that no use variance is requested; the proposed use is allowed subject to approval of a special permit and City development standards.
 - 2. Granting the variance will not result in a special privilege to one individual property owner and that the variance would be appropriate for any property

owner facing similar circumstances in that additional signage has been approved to help more readily identify emergency facilities throughout the City.

3. That the requested variance will not materially and adversely affect the health and safety of persons residing or working in the neighborhood, and will not be materially detrimental to the public welfare or injurious to property and improvements in the neighborhood in that the better clinic visibility provided by the additional signage will limit the amount of misdirected vehicle clinic trips through the nearby neighborhood and the signs' areas are well within the maximum allowable aggregate sign area.
4. The variance is consistent with the general purpose and intent of the City Zoning Code (Title 17 of the City Code) including the open space regulations and the General Plan in that the proposed development is otherwise consistent with the zoning regulations in that the safety and aesthetic of the area is not impaired.

The proposal is consistent with the 2030 General Plan policy of Neighborhood Enhancement whereby the City shall promote infill development, redevelopment, rehabilitation, and reuse efforts that contribute positively to the existing neighborhoods and surrounding areas in that the pet hospital development and associated signage are of an appropriate and tasteful design that will positively contribute to and enhance this gateway corridor into the Meadowview area of south Sacramento.

By allowing the additional signage, which is viewed as integral to the efficient operation and timely identification of the hospital during an emergency run, the City would be promoting this infill development that will contribute positively to the area in terms of aesthetics, jobs, and services.

C. Plan Review Major Modification: The Plan review Major Modification to increase the height of a monument sign from 8 to 18 feet is approved based on the following Findings of Fact:

1. The proposed development, including but not limited to the density of a proposed residential development, is consistent with the general plan and any applicable community or specific plan in that the pet medical center and the associated signage is a use consistent with the Suburban Corridor land use designation and applicable policies related to neighborhood enhancement.
2. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways in that staff have reviewed the proposal and found it to comply with all applicable city policies related to facilities and infrastructure, and have included conditions to ensure adequate roadway visibility with correct sign placement.
3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title in that the design of the project complies with

applicable setback, lot coverage, density, height and parking regulations. Conditions have been added to ensure compliance with signage placement and design.

4. Approval of the plan review major modification will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties in that the Shopping Center (SC) zone allows monument signs with a maximum height of 35 feet so a sign height of 18 feet will provide adequate visibility for the clinic from both roadways and will minimize the visual intrusion into the adjacent neighborhood and the sign will be conditioned to be located outside the triangle visibility zone for safety.

Section 3. The City Council approves the Project entitlements (variance to increase the number of allowed attached and detached signs, and a plan review major modification) subject to the following conditions of approval:

Conditions of Approval

- B. Variance: The Variance to increase the number of attached and detached signs is approved subject to the following conditions of approval:
1. The applicant shall obtain sign permits for all signage. All signage shall substantially conform to the project plans.
 2. Two detached (monument) signs are approved for this parcel.
 3. Four attached signs are approved for this parcel.
 4. One monument sign may have a maximum height of 18 feet overall, the additional monument sign may not exceed 4 feet in overall height.
 5. The 18' tall monument sign logo background shall be backed with block out film to minimize extraneous lighting at night as well as to maximize sign visibility during nighttime hours.
 6. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Transportation;
 7. All signs shall be located outside the Freeport Boulevard right-of-way and on the clinic property.
- C. Plan Review Major Modification: The Plan Review Major Modification to increase the height of a monument sign from 12 to 18 feet is approved subject to the following conditions:
1. One monument sign may have a maximum height of 18 feet overall, the additional monument sign may not exceed 4 feet in overall height.

2. The applicant shall obtain sign permits for all signage. All signage shall substantially conform to the project plans.
3. The 18' tall monument sign logo background shall be backed with block out film to minimize extraneous lighting at night as well as to maximize sign visibility during nighttime hours.
4. All signs shall be located outside the Freeport Boulevard right-of-way and on the clinic property.
5. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Transportation.

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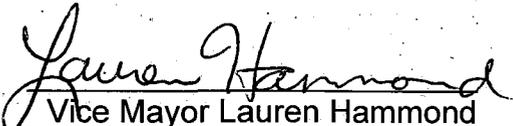
Adopted by the City of Sacramento City Council on June 16, 2009 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters.

Noes: None.

Abstain: None.

Absent: Mayor Johnson.


Vice Mayor Lauren Hammond

Attest:

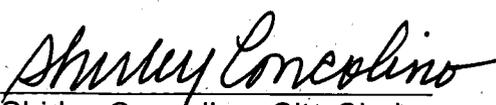
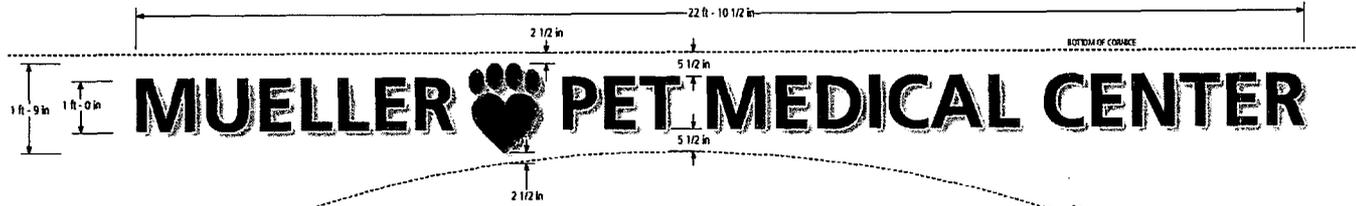
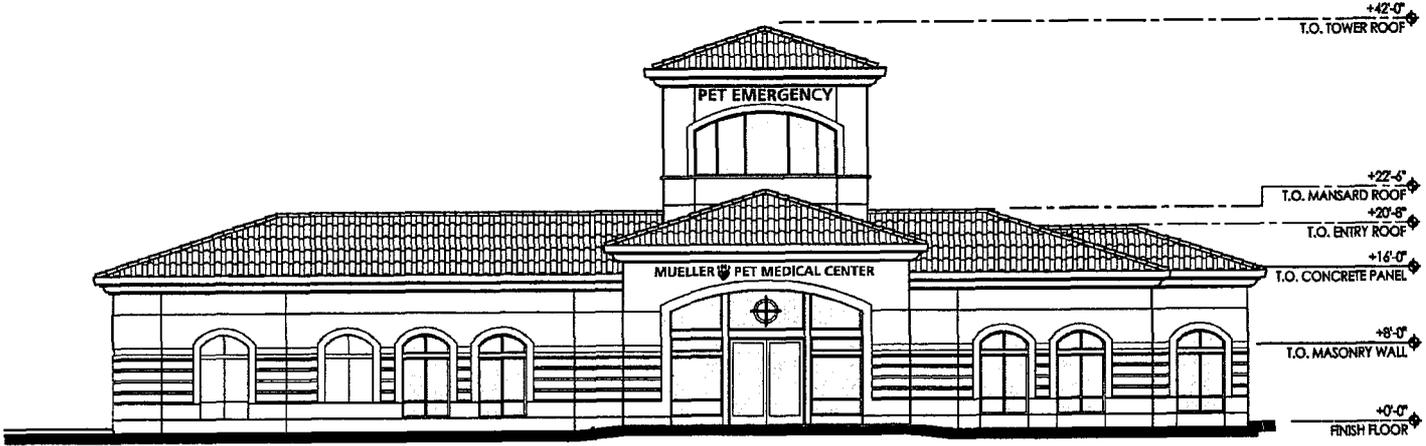
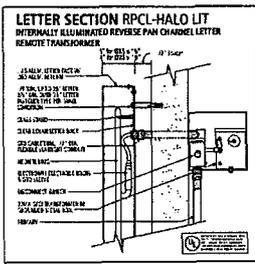

Shirley Concolino, City Clerk

Exhibit A West Façade Attached Signage – “Mueller Pet Medical Center”



- △ A Halo Illum. Letters & Logo**
 Scale 1/2"=1'-0"
 Sign Area 25.46 Sqft.
- Material Schedule**
- Letters**
 Face & Returns: 3" Aluminum Paint Black, satin finish
 Backs: Clear Lexan.
 Illumination: 6500 White neon.
 Mounting: 1 1/2" Standoffs.
- Logo**
 Face & Returns: 3" Aluminum Paint Red to match 3M 3630-33 Red, satin finish.
 Backs: Clear Lexan.
 Illumination: Clear Red neon.
 Mounting: 1 1/2" Standoffs.



West Elevation
 Scale 3/32"=1'-0"



2939 ACADEMY WAY
 SACRAMENTO, CALIFORNIA 95815
 TEL 916.927.0527
 FAX 916.927.2414
 www.PacificNeon.com

Project No: 06-1711-00
 Account Executive: Dave Wink
 Approval:

Project:
Mueller Pet Medical Center

Address:
SEC of Freepoint & Meadowview, Sacto, CA

Date: 7.28.06
 Revision: 3.20.08
 △ 1.19.09

U.L. Approved
 Signs to be manufactured to U.L. Specifications and will list to the U.L. Label. The sign is intended to be installed in accordance with the requirements of Article 650 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

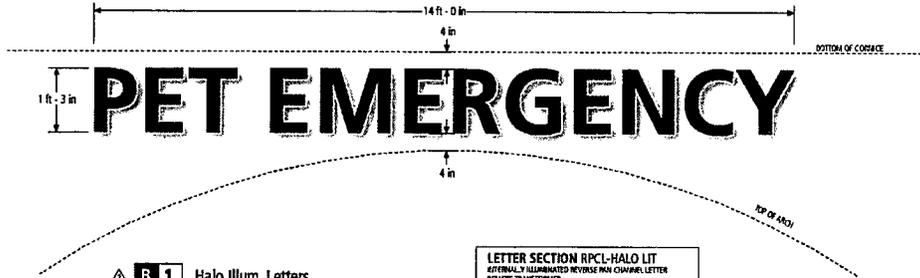
Electrical Details
 Customer to provide primary electrical disconnect with a separate ground in the electrical panel. L.E.D. fixtures to have a separate dedicated 120v transformer (if shared neutral). Current ground in electrical panel acceptable.

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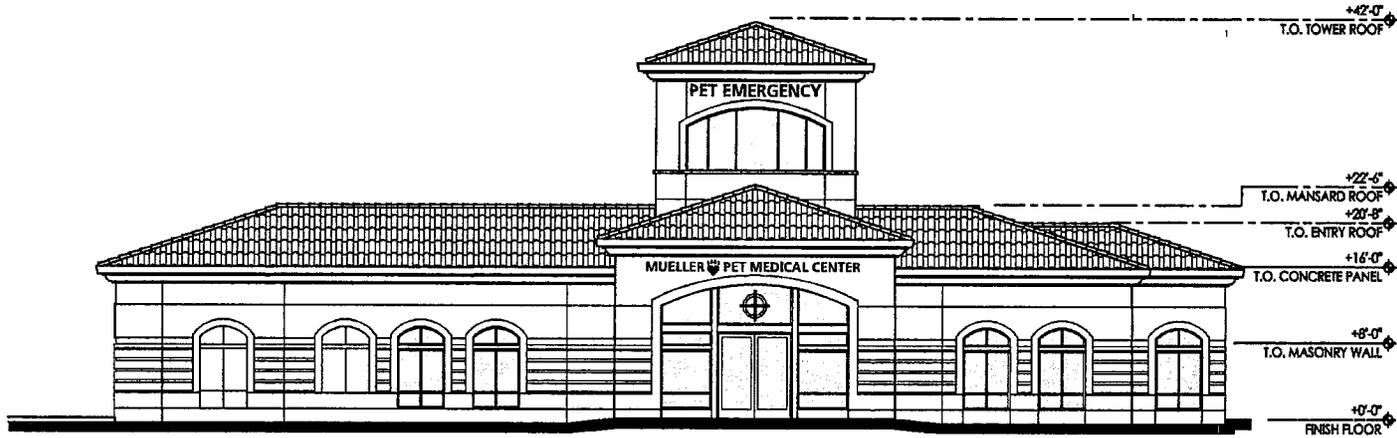
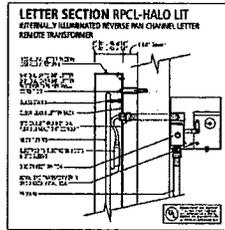
BH
 Sheet No. **1**

Exhibit B West Façade Attached Tower Signage – “Pet Emergency”



B 1 Halo Illum. Letters
 Scale 1/2"=1'-0"
 Sign Area 17.5 SqFt
 Material Schedule

Letters
 Face & Returns: 3" Aluminum Paint Black, satin finish
 Backs: Clear Lexan
 Illumination: 6500 White neon
 Mounting: 1 1/2" Standoffs



West Elevation
 Scale 3/32"=1'-0"



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 Approval:

Project:
Mueller Pet Medical Center

Address:
 SEC of Freeport & Meadowview, Sacto, CA

Date: 7.28.06

Revision:
 3.20.08
 1.19.09

ULI Approved
 Signs to be manufactured to ULI Specifications and will bear the ULI Label. The sign is intended to be installed in accordance with the requirements of Article 62B of the National Electrical Code and/or other applicable local codes. This includes proper grounding and location of the sign.

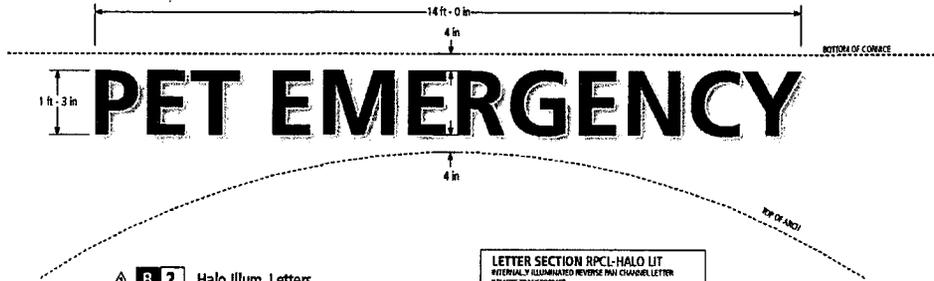
Electrical Circuit
 Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. U.S.D. Electrician to have a separate dedicated 120V receptacle circuit (no shared neutral). Conforms to local electrical code.

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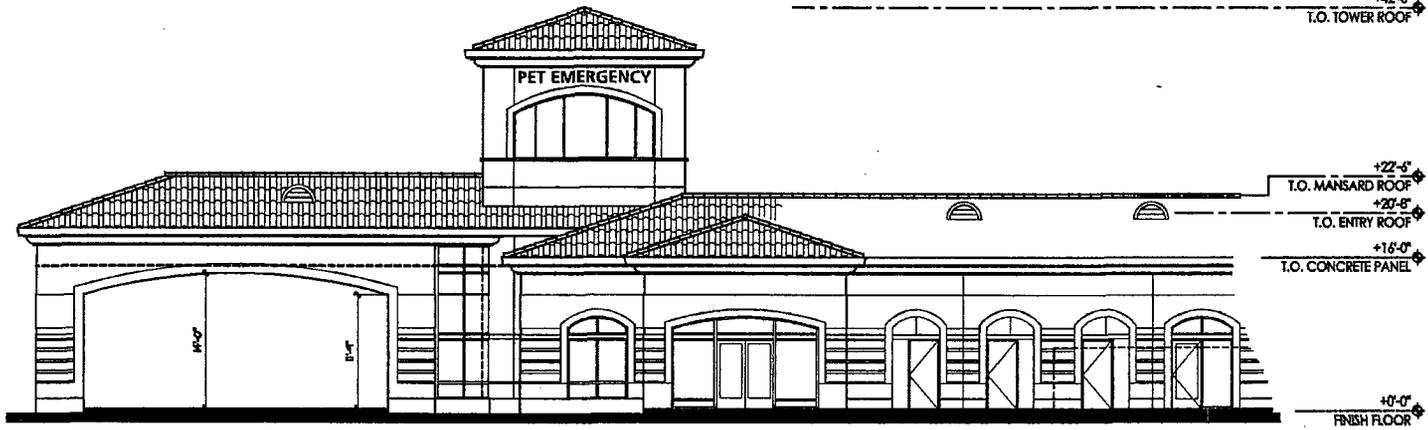
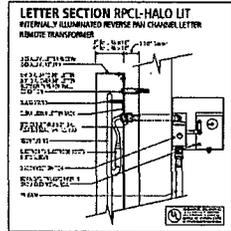
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BH
 Sheet No
2

Exhibit C South Façade Attached Tower Signage – “Pet Emergency”



B 2 Halo Illum. Letters
 Scale 1/2"=1'-0"
 Sign Area 17.5 SqFt.
Material Schedule
 Letters
 Face & Returns: 3" Aluminum Paint Black, satin finish
 Backs: Clear Lexan
 Illumination: 6500 White neon
 Mounting: 1 1/2" Standoffs



South Elevation
 Scale 3/32"=1'-0"



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Project No: 06-1711-00
 Account Executive: Dave Wink

Approval:

Project:
**Mueller Pet
 Medical Center**

Address:
**SEC of Freepart &
 Meadowview, Sacto, CA**

Date: 7.28.06

Revision:
 3.20.08
 Δ 1.19.09

ULI Approved
 Signs to be manufactured in U.S. Specifications and will
 meet the U.L.I. standards. The sign is intended to be installed
 in accordance with the requirements of Article 600 of the
 National Electrical Code and/or other applicable local codes.
 This includes proper grounding and bonding of the sign.

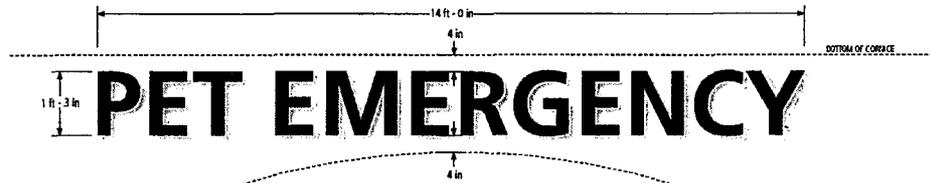
Electrical Circuits
 Contractor to provide primary electrical circuit(s)
 with a separate ground to the electrical panel. I.E.D.
 Electronics to have a separate dedicated 120V circuit
 (not the shared neutral). Common ground to electrical
 panel acceptable.

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 Sheet No. **3**

Exhibit D North Façade Attached Tower Signage – “Pet Emergency”



B 3 Halo Illum. Letters

Scale 1/2"=1'-0"

Sign Area 17.5 SqFt.

Material Schedule

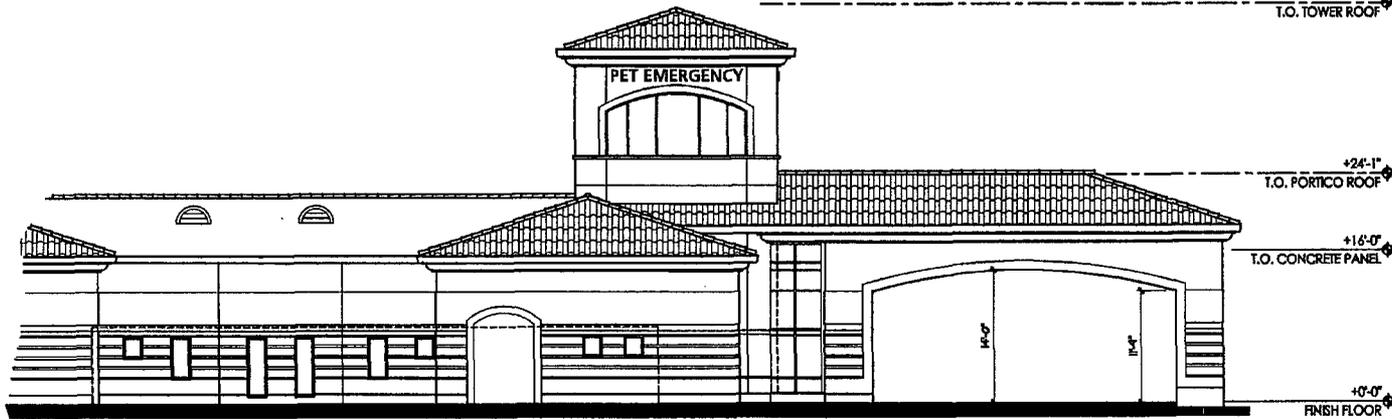
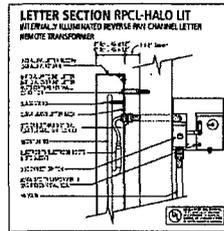
Letters

Face & Returns: 3" Aluminum Paint Black, satin finish

Backs: Clear Lexan

Illumination: 6500 White neon

Mounting: 1 1/2" Standoffs



North Elevation
Scale 3/32"=1'-0"



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Approval:

Project:

**Mueller Pet
Medical Center**

Address:
**SEC of Freeport &
Meadowview, Sacto, CA**

Date: 7.28.06

Revision:
3.20.08
1.19.09

LLI Approved
Sign to be manufactured to LLI Specifications and will bear the LLI Label. This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This indicates proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. LLI Electrical to have a separate dedicated 120V complete circuit (see sheet 2000). Common ground to electrical panel acceptable.

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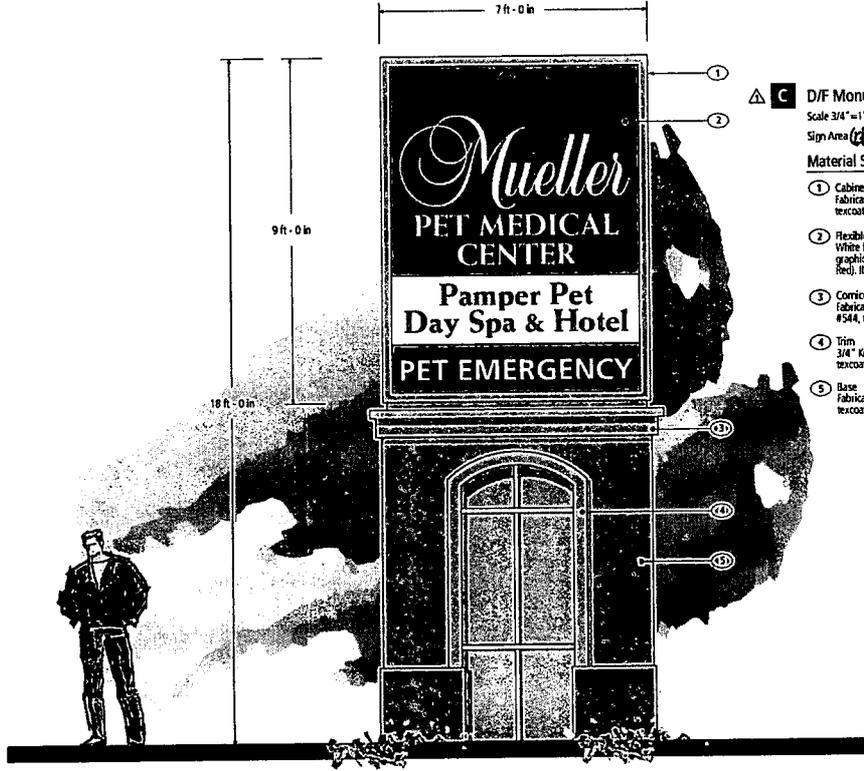
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Sheet No.

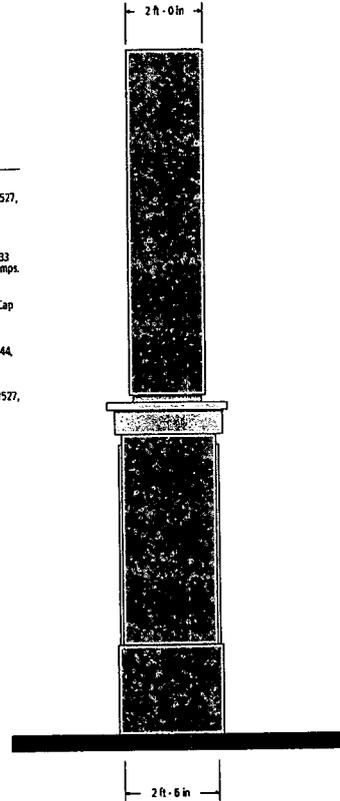
4

Exhibit E 18' Tall Monument Sign-Mueller Pet Medical Center



△ C D/F Monument Sign
 Scale 3/4" = 1'-0"
 Sign Area 10.5 SFT
Material Schedule

- 1 Cabinet & Retainer
 Fabricated aluminum paint ICI Camel Tan #527, texacoat finish.
- 2 Flexible face
 White flex face with applied 3M vinyl film graphics (3630-246 Teal Green, and 3630-33 Red). Illuminate with internal fluorescent lamps.
- 3 Cornice
 Fabricated aluminum paint ICI Mushroom Cap #544, texacoat finish.
- 4 Trim
 3/4" Komacell paint ICI Mushroom Cap #544, texacoat finish.
- 5 Base
 Fabricated aluminum paint ICI Camel Tan #527, texacoat finish.



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 SEC of Freeport & Meadowview, Sacto, CA

Date: 7.28.06
 Revision:
 3.20.08
 △ 1.19.09

UL Approved
 Signs to be manufactured in U.S. Specifications and will bear the U.L. Label. The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and all applicable local codes. This includes proper grounding and bonding of the sign.

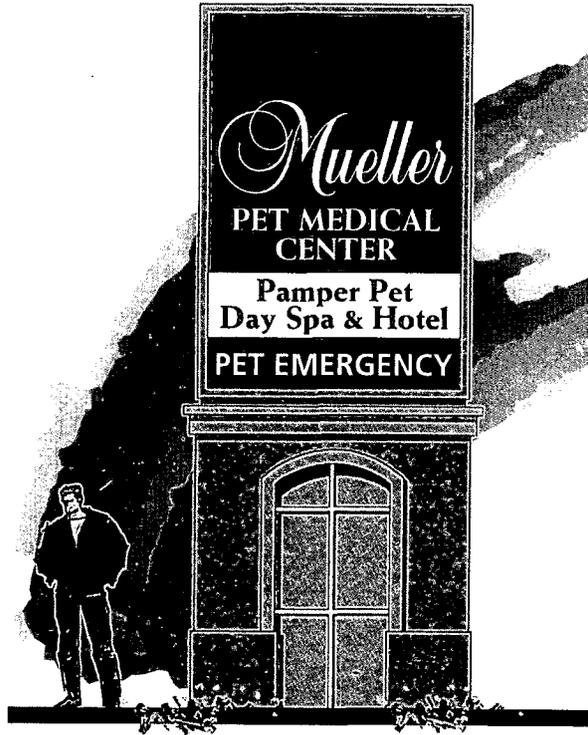
Electrical Circuit
 Contractor to provide primary dedicated electrical circuit with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (no shared neutral). Common ground to electrical panel acceptable.

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 Sheet No. **5**

Exhibit F 18' Tall Monument Sign-Day and Night Views



Day View



Night View



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Project No: 06-1711-00

Account Executive: Dave Wink

Approval:

Project:

**Mueller Pet
Medical Center**

Address:

**SEC of Freeport &
Meadowview, Sacto, CA**

Date: 7.28.06

Revision:

3.20.08

1.19.09

1.23.09

2.17.09 (REV SITE)

U.L. Approved

Signs to be manufactured to U.L. Specifications and will bear the U.L. Label. The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Details:

Customer to provide primary dedicated electrical circuit with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete panel (this panel required). Common ground to electrical panel acceptable.

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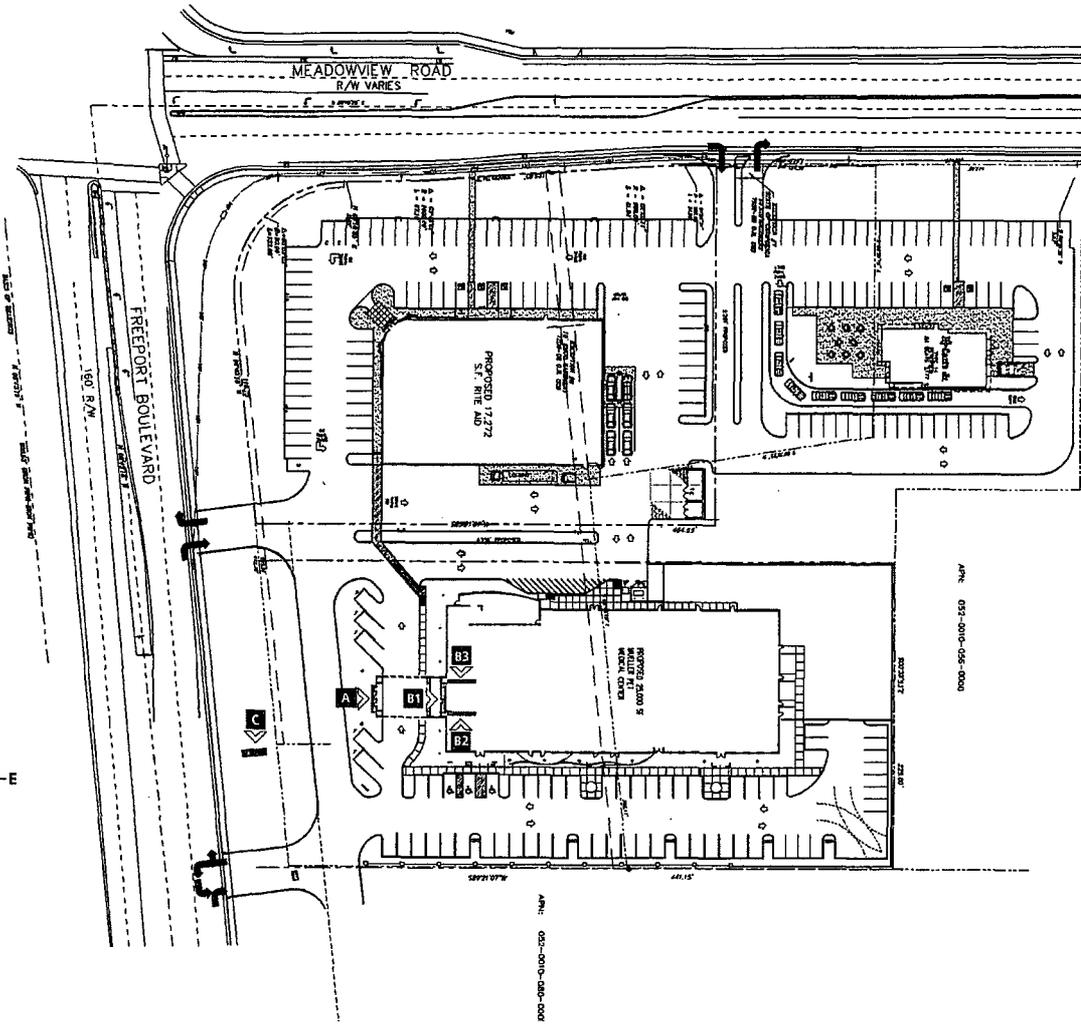
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Sheet No.

1

Exhibit G Mueller Pet Medical Center Signage Site Plan



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Project No: 06-1711-00
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U.L. Approved
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label. The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and all other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Details
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. LULU. Customer to have a separate dedicated 100V service panel (See shared neutral). Corrosion guard on electrical panel acceptable.

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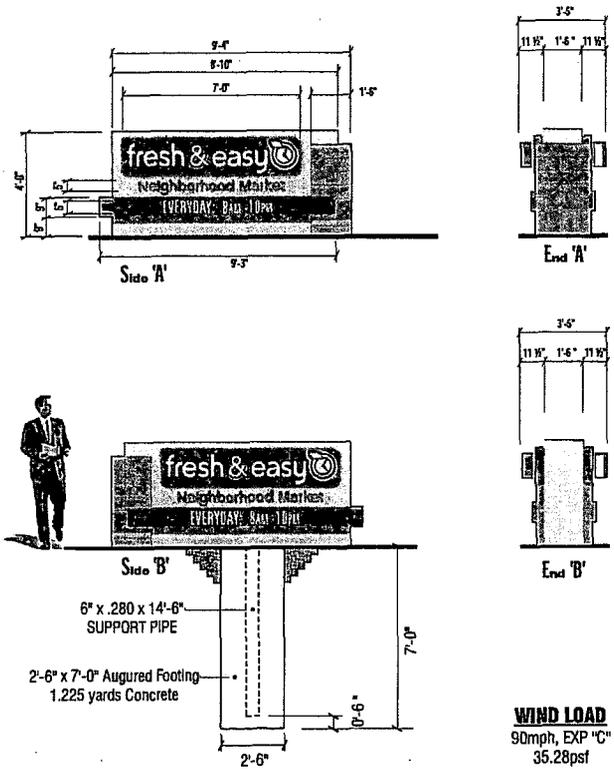
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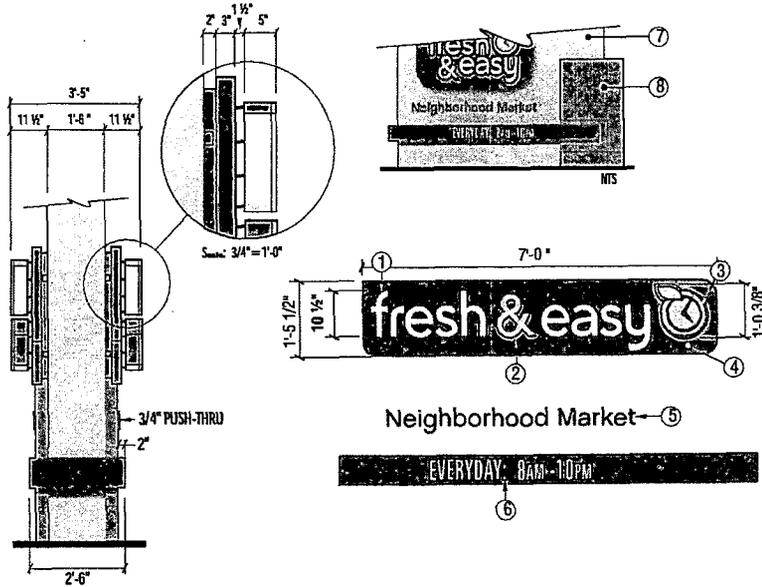
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6

Exhibit H 4' Tall Monument Sign - Fresh & Easy



MSC Mfg. & Install (1) Primary Store I.D. Monument Sign
Scale: 1/4" = 1'-0"



MSC Channel Letter/Logo/Background Panel (Face/Halo Illum'd) Monument Details
Scale: 3/8" = 1'-0"

- ① LETTERS 'FRESH EASY' -
FACES - 3/16" WHITE ACRYLIC TRUMCAP - 1" WHITE RETURNS - .040 ALUM. PAINTED WHITE BACKS - .177 CLEAR POLYCARBONATE W/ 2ND SURFACE GREEN CAST VINYL (3630-26 - 26) ILLUMINATION - WHITE GEL... ULTRA LED'S
- ② LETTER 'M' -
FACES - 3/16" WHITE SG MODIFIED ACRYLIC W/ APPLIED CAST LIME VINYL (VT13474) TRUMCAP - 1" GREEN PAINTED PMS 7496 RETURNS - .040 ALUM. PAINTED PMS 7496 BACKS - .177 CLEAR POLYCARBONATE ILLUMINATION - WHITE GEL... ULTRA LED'S
- ③ 'CLOCK LOGO' -
FACES - 1 1/2" FORMED WHITE ACRYLIC 1" W/ APPLIED LINE GREEN CAST VINYL (VT13474) AND VIVID GREEN CAST VINYL (3630-156 - 156) AT (OUTER DK LINE) - ALL CLOCK HANDS, INNER RING & LEAF BORDER HAVE BLACK VINYL (1ST SUR) UNDER VIVID GREEN VINYL TRUMCAP - 1" GREEN PAINTED PMS 7496 RETURNS - .040 ALUMINUM PAINTED PMS 7496 BACKS - .177 CLEAR POLYCARBONATE W/ 2ND SUR. GREEN CAST VINYL (3630-26 - 26) ILLUMINATION - WHITE GEL... ULTRA LED'S
- ④ 'BACKGROUND PANEL' -
PANEL FACE - .125 ALUMINUM PAINTED PMS 7496 MATTE FINISH PANEL RETURNS - .050 ALUMINUM PAINTED PMS 7496 ILLUMINATION - TETRA GREEN XL LED SYSTEM HALO AROUND PERIMETER HIDDEN IN FABRICATED CHANNEL W/ .177 CLEAR POLYCARBONATE COVER
- ⑤ LETTERS 'NEIGHBORHOOD MARKET' -
LETTERS - 3/4" CLEAR ACRYLIC PUSH-THRU LTRS. W/ 2ND SUR. ABE WHITE DIFFUSER FILM W/ VIVID GREEN CAST VINYL (3630-156 - 156) APPLIED TO 1ST SUR.
- ⑥ TAGLINE 'HOURS' -
FACES - .125 ROUTED ALUM. FACE PAINT TO MATCH PMS 7496 SATIN FINISH BACKED W/ WHITE SG PLEX RETURNS - .040 ALUM. PAINTED PMS 7496 ILLUMINATION - WHITE GELCORE LED'S
- ⑦ MONUMENT BKGD -
FACES - SMOOTH PAINTED FINISH - BENGALIN MOORE PHILADELPHIA CREAM HC-30
- ⑧ MONUMENT BLOCK -
PRECAST STONE TILE - NAPPA VALLEY 45C ANTIQUE LIMESTONE MEDUSA ETCH



Image National, Inc.
An Electric Sign Company
16245 Star Road
Hamden, Idaho
83407-8415
Tel: 208.245.4020
Fax: 208.236.7886
www.imagenational.com

• SIGNS • STOREFRONTS
• INTERIOR GRAPHICS

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DATE: 10.20.2008

DATE: 16589

DESIGNER: L. Rodriguez

DRAWN BY: SJVL
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DWG/P&E FILE:

DATE APPROVED: APPROVED W/ CHANGES
DATE: 12.29.2008

REVISED: R3 S.C.

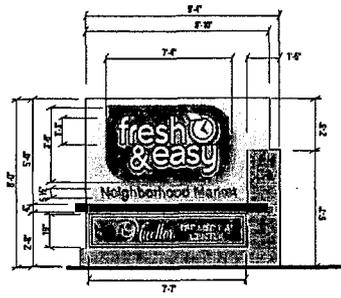
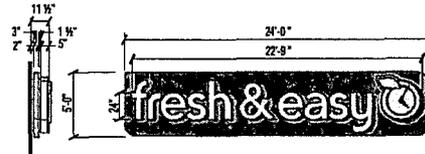
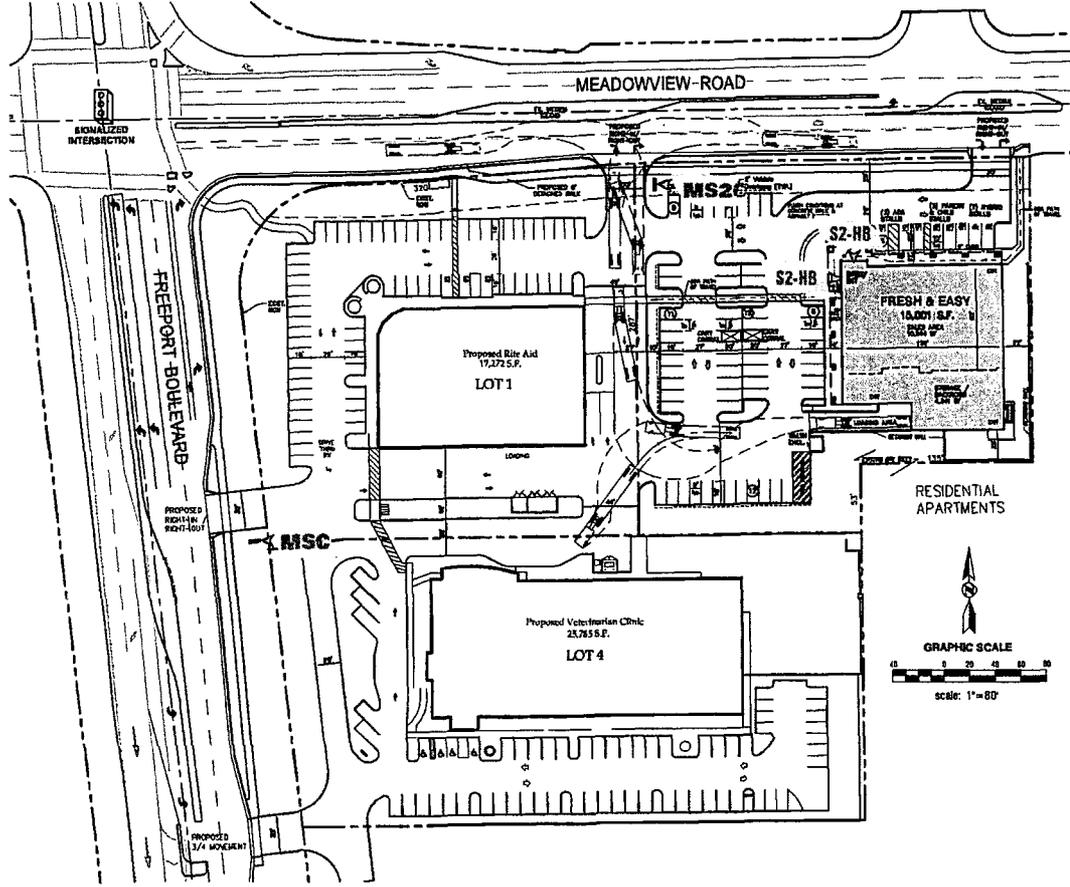
PROJECT FILE / NUMBER:



1309
1440 Meadowview Rd
Sacramento, CA
95832

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Exhibit I Fresh & Easy Signage Site Plan



SIGN	QTY	SIZE DESCRIPTION	SF
S2-HB	2	Illuminated Custom 'S2-HB' ID Wall Signs	98.7sf each
MS2C	1	CUSTOM MON.	8' OAH each
MSC	1	CUSTOM MON.	4' OAH each

Image National, Inc.
An Electric Sign Company

16265 Stee Road
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- SIGNS • STOREFRONTS
- INTERIOR GRAPHICS

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DATE: 10.20.2008
 EST: 16589
 DESIGNER: L. Rodriguez
 DRAWN BY: SJVL
 FILE: 1309 Sacramento-10099-C
 REVISIONS:

CLIENT APPROVE: APPROVE NO (CLASSY SIGN)
 DATE: 01.30.2009
 REVISED: R4 S.C.
 PROJECT TITLE / LOCATION:

1309
1440 Meadowview Rd
Sacramento, CA
95832

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